

**ReStore Arlington Heights – 955 E. Rand Road**

**Justification for Land Use and PUD**

**I. Land Use Variation to permit a “Secondhand Store” in the B-1 District**

Justification:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

Secondhand stores not being permitted at this property prohibit the acquisition of the building by Habitat for Humanity of Northern Fox Valley (NFV). As the prospective buyer, Habitat for Humanity is asking the Village to consider that the property has been vacant for many years and that utilizing the property as a secondhand store is compatible with previous uses well as nearby current uses and would be better than allowing the building to remain vacant.

2. The plight of the owner is due to unique circumstances.

Habitat for Humanity of NFV, a not-for-profit organization, is seeking to acquire the building to operate a ReStore. The organization has successfully opened and operated 2 other ReStores. Revenue from ReStores has a unique use – to build and repair homes for low-income families in the community. Therefore, the purpose of this store is charitable and has a community-minded mission.

3. The variation, if granted, will not alter the essential character of the locality.

Habitat for Humanity of NFV’s proposed use as a secondhand store of building materials, appliances and furniture will not alter the essential character of the locality which was previously a furniture store. The building was previously used for retail purposes and would have a retail purpose again. Three additional secondhand stores are in close proximity to the subject property.

**II. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.**

Justification:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

Habitat for Humanity of NFV is requesting a waiver of the requirement to provide a traffic and parking study from a certified Traffic Engineer. Habitat performed and submitted data from two, three-day parking studies at one of its existing locations. The petitioner is willing to gather additional data upon the Village’s request.

2. The plight of the owner is due to unique circumstances.

As a not-for-profit that wants to be the be a good steward of donated funds, Habitat for Humanity of NFV is requesting that the Village accept the studies done by Habitat for Humanity and waive the requirement and additional costs associated with studies done by a certified Traffic Engineer.

3. The variation, if granted, will not alter the essential character of the locality.

The variation to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer, if granted, will not alter the essential character of the locality.

**III. Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 51 spaces.**

Justification:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

Requiring 95 parking spaces at this property will prohibit the acquisition of the building by Habitat for Humanity of NFV. 51 on-site parking spaces exist at the subject property. The parking studies done by Habitat for Humanity show the actual parking utilization at the ReStore in Elgin, a 40,000 square foot facility that has been open since April 2006, did not exceed 51 vehicles at any one time. Two, three-day studies were completed and both included Saturdays which have the highest customer transactions. Counts were taken once per hour while the ReStore was open for business. The highest utilization was 44 parking spaces. The subject site also has a physical property constraint to adding parking spaces.

2. The plight of the owner is due to unique circumstances.

Since the parking demand will not exceed the existing parking lot capacity, adding additional spaces does not seem necessary and would create a financial hardship for the prospective, not-for-profit buyer, Habitat for Humanity of NFV.

3. The variation, if granted, will not alter the essential character of the locality.

The variation to waive the requirement to reduce the required amount of on-site parking from 95 spaces to 51 spaces, if granted, will not alter the essential character of the locality.